

IN RE: PETITION FOR ZONING VARIANCE *
E & W side Oella Ave., 447 ft.
N of Glen Ave. 3 distances to *
3 sections with multiple lots
1st Election District
1st Councilmanic District
Historic Oella Limited
Partnership
Petitioner
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-411-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance from numerous sections of the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policy (C.M.D.P.) as they relate to lots 34 thru 38, (Oella Parcel A, Herring Hill) 40 thru 45 (Oella Parcel B, Long Brick Row) and lots 49 thru 67 (Oella Parcel C-1, Short Brick Row). As noted above, numerous variances are requested for numerous individual lots within this community, known as the Historic Oella District. Although all of the specific variances are fully set forth on Schedule A which is attached to the Petition for Zoning Variance, they may be characterized as requests for relief from specific standards within the regulations as they relate to setback distances, private space requirements, and parking regulations.

The above matter was set in for a public hearing and appearing at that hearing was Brenda Bodie from the Historic Oella Limited Partnership and Frederick Schuler from Whitman, Requardt and Associates, the engineering firm which prepared Petitioner's Exhibit No. 1, the site plan to accompany the Petition for Zoning Variance. The Petitioner was represented by Stuart D. Kaplow, Esquire. There were no Protestants present.

As indicated above, the subject properties are located in the historic Oella area, near the Patapsco River and Baltimore County/Howard County

boundary. This is the third case which has come before this office requesting relief from the strict setback distance and parking standards within the Baltimore County Zoning Regulations. In the three prior cases, (case Nos. 88-165, 89-156 and 91-408) the relief was granted. There is no reason for a different result here.

Evidence presented at the hearing was that the subject properties are located along a tract of land lying along Oella Avenue within the Oella Historic District. The proposed relief is in keeping with the comprehensive plan for the redevelopment of this historic community.

Further, testimony and evidence offered was that the requested variances were required due to the modern setback requirements on the historic village and the topography of the land and environmental constraints, which involve steep slopes and the floodplain caused by the Patapsco River. Further testimony was that the village is being comprehensively refurbished and restored so that its historic character will be maintained. The properties are listed on the national historic register and date from the nineteenth century.

Further testimony presented was that the granting of the requested variances will have no adverse impact on the adjacent properties. There will be no detriment to the health, safety and/or general welfare of the neighborhood if these variances are granted. In fact, it seems clear that maintenance of this historic community in this fashion serves the public interest. In fact, evidence presented was that many of the 34 lots subject to the hearing are presently occupied or undergoing minor interior renovation. The community will promote homeownership and affordable housing.

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Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variances would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of June, 1992, that variances from Sections 1801.2.C.1, 1801.2.C.2.a, 1801.2.C.3., 301.1, 409.4.C and 409.6 of the B.C.Z.R. and Sections V.B.3.b, V.B.5.b, V.B.6.a, V.B.6.b, V.B.7 and V.B.9 of the C.M.D.P. for lots 34 thru 38, (Oella Parcel A, Herring Hill) 40 thru 45 (Oella Parcel B, Long Brick Row) and lots 49 thru 67 (Oella Parcel C-1, Short Brick Row), as more fully set forth in Schedule A which is attached hereto and made a part hereof, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible

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for returning, said property to its original condition.

LRS/mm
Date 6/10/92
By Mr. Schuler
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LRS/mm

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ORDER RECEIVED FOR FILING
Date 6/10/92
By Mr. Schuler

ORDER RECEIVED FOR FILING
Date 6/10/92
By Mr. Schuler

ORDER RECEIVED FOR FILING
Date 6/10/92
By Mr. Schuler

PETITION FOR ZONING VARIANCE 424 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-411-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.1, 1801.2.C.2.a, 1801.2.C.3., 301.1, 409.4.C and 409.6 all from the Baltimore County Zoning Regulations and Sections V.B.3.b, V.B.5.b, V.B.6.a, V.B.6.b, V.B.7 and V.B.9 all from the C.M.D.P. to permit the following variances on Lots 34 thru 38 (Oella Parcel A, Herring Hill), 40 thru 45, (Oella Parcel B, Long Brick Row) and 49 thru 67 (Oella Parcel C-1, Short Brick Row) for the following reasons: (Indicate hardship or practical difficulty) Subdivision of existing historic residences create conditions of practical difficulty or unreasonable hardship in complying with referenced zoning standards.

*As indicated on the following Schedule 'A' and site plan. (See attached)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Historic Oella Limited Partnership c/o Struever Bros. Eccles & Rouse, Inc.
Signature	Signature Carl William Struever, Pres.
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	Historic Oella Limited Partnership c/o Struever Bros. Eccles & Rouse, Inc.
Piper and Marbury	519 N. Charles St. 332-1352
(Type or Print Name)	Address Phone No.
Signature J. P. Machen, Esq.	Baltimore, Maryland 21201
36 S. Charles St., 13th Floor	City and State
Address	Name, address and phone number of legal owner, contractor purchaser or representative to be contacted
Baltimore, Maryland 21201	Whitman, Requardt and Associates
City and State	2375 St. Paul Street
Attorney's Telephone No.: 576-1768	Baltimore, MD 21218 235-3450
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 1992, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore

County, on the _____ day of _____, 1992, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

(over)

Filed 6/10/92 by JPL
any Town Day.
4 MRS +

SCHEDULE 'A'

1. Lot 34: To permit a window to property line setback of 9' in lieu of 15'.
2. Lot 35: To permit an private space factor of 0 square feet in lieu of 500 square feet.
3. Lot 36: To permit an private space factor of 0 square feet in lieu of 500 square feet.
4. Lot 37: To permit an private space factor of 0 square feet in lieu of 500 square feet.
5. Lot 38: To permit an private space factor of 0 square feet in lieu of 500 square feet.
6. Lot 40: To permit a minimum building separation of 17' in lieu of 30'.
To permit a building to street centerline setback of 34' in lieu of 50'.
To permit an open porch to street centerline setback of 28' in lieu of 37.5'.
To permit an open porch to street right of way, property line setback of 13' in lieu of 18.75'.
To permit a window to street right of way, property line setback of 19' in lieu of 25'.
To permit a building to street right of way, property line setback of 18' in lieu of 25'.
7. Lot 41: To permit a building to street centerline setback of 34' in lieu of 50'.
To permit an open porch to street centerline setback of 28' in lieu of 37.5'.
To permit an open porch to street right of way, property line setback of 16' in lieu of 18.75'.
To permit a window to street right of way, property line setback of 22' in lieu of 25'.
To permit a building to street right of way, property line setback of 22' in lieu of 25'.
To permit an private space factor of 0 square feet in lieu of 500 square feet.
8. Lot 42: To permit a building to street centerline setback of 34' in lieu of 50'.
To permit an open porch to street centerline setback of 28' in lieu of 37.5'.
To permit an open porch to street right of way, property line setback of 16' in lieu of 18.75'.
To permit a window to street right of way, property line setback of 22' in lieu of 25'.
To permit a building to street right of way, property line setback of 22' in lieu of 25'.
To permit an private space factor of 0 square feet in lieu of 500 square feet.
9. Lot 43: To permit a building to street centerline setback of 34' in lieu of 50'.

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- To permit an open porch to street centerline setback of 28' in lieu of 37.5'.
To permit an open porch to street right of way, property line setback of 16' in lieu of 18.75'.
To permit a window to street right of way, property line setback of 22' in lieu of 25'.
To permit a building to street right of way, property line setback of 22' in lieu of 25'.
To permit an private space factor of 0 square feet in lieu of 500 square feet.
10. Lot 44: To permit a building to street centerline setback of 34' in lieu of 50'.
To permit an open porch to street centerline setback of 28' in lieu of 37.5'.
To permit an open porch to street right of way, property line setback of 16' in lieu of 18.75'.
To permit a window to street right of way, property line setback of 22' in lieu of 25'.
To permit a building to street right of way, property line setback of 22' in lieu of 25'.
To permit an private space factor of 0 square feet in lieu of 500 square feet.
11. Lot 45: To permit a building to street centerline setback of 34' in lieu of 50'.
To permit an open porch to street centerline setback of 28' in lieu of 37.5'.
To permit an open porch to street right of way, property line setback of 16' in lieu of 18.75'.
To permit a window to street right of way, property line setback of 22' in lieu of 25'.
To permit a building to street right of way, property line setback of 22' in lieu of 25'.
To permit an private space factor of 0 square feet in lieu of 500 square feet.
12. Lot 49: To permit a minimum building separation of 11' in lieu of 25'.
To permit a minimum open porch separation of 6' in lieu of 18.75'.
To permit a building to street centerline setback of 21' in lieu of 30'.
To permit a window to street right of way, property line setback of 4' in lieu of 25'.
To permit a building to street right of way, property line setback of 3' in lieu of 25'.
13. Lot 50: To permit a building to street centerline setback of 22' in lieu of 50'.
To permit a window to street right of way, property line setback of 5' in lieu of 25'.
To permit a building to street right of way, property line setback of 5' in lieu of 25'.
To permit an private space factor of 480 square feet in lieu of 500 square feet.

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Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 9, 1992

Stuart D. Kaplow, Esquire
Frank, Bernstein, Conaway and Goldman
300 E. Lombard Street
Baltimore, Maryland 21202

RE: Case No. 92-411-A
Petition for Zoning Variance
Historic Oella Limited Partnership, Petitioner

Dear Mr. Kaplow:

Enclosed please find the decision rendered in the above captioned cases. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LRS/mm
att.

14. Lot 51: To permit a building to street centerline setback of 20' in lieu of 50'.
To permit a window to street right of way, property line setback of 5' in lieu of 25'.
To permit a building to street right of way, property line setback of 5' in lieu of 25'.
To permit an private space factor of 405 square feet in lieu of 500 square feet.
15. Lot 52: To permit a building to street centerline setback of 20' in lieu of 50'.
To permit a window to street right of way, property line setback of 5' in lieu of 25'.
To permit a building to street right of way, property line setback of 5' in lieu of 25'.
To permit an private space factor of 390 square feet in lieu of 500 square feet.
16. Lot 53: To permit a building to street centerline setback of 20' in lieu of 50'.
To permit a window to street right of way, property line setback of 5' in lieu of 25'.
To permit a building to street right of way, property line setback of 5' in lieu of 25'.
To permit an private space factor of 380 square feet in lieu of 500 square feet.
17. Lot 54: To permit a building to street centerline setback of 20' in lieu of 50'.
To permit a window to street right of way, property line setback of 5' in lieu of 25'.
To permit a building to street right of way, property line setback of 5' in lieu of 25'.
To permit an private space factor of 380 square feet in lieu of 500 square feet.
18. Lot 55: To permit a building to street centerline setback of 20' in lieu of 50'.
To permit a window to street right of way, property line setback of 4' in lieu of 25'.
To permit a building to street right of way, property line setback of 4' in lieu of 25'.
To permit an private space factor of 380 square feet in lieu of 500 square feet.
19. Lot 56: To permit a building to street centerline setback of 21' in lieu of 50'.
To permit a window to street right of way, property line setback of 3' in lieu of 25'.
To permit a building to street right of way, property line setback of 3' in lieu of 25'.
To permit an private space factor of 360 square feet in lieu of 500 square feet.
20. Lot 57: To permit a building to street centerline setback of 21' in lieu of 50'.
To permit a window to street right of way, property line setback of 3' in lieu of 25'.
To permit a building to street right of way, property line setback of 3' in lieu of 25'.
To permit an private space factor of 360 square feet in lieu of 500 square feet.

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21. Lot 58: To permit a building to street centerline setback of 21' in lieu of 50'.
To permit a window to street right of way, property line setback of 4' in lieu of 25'.
To permit a building to street right of way, property line setback of 4' in lieu of 25'.
To permit an private space factor of 360 square feet in lieu of 500 square feet.
22. Lot 59: To permit a building to street centerline setback of 21' in lieu of 50'.
To permit a window to street right of way, property line setback of 5' in lieu of 25'.
To permit a building to street right of way, property line setback of 5' in lieu of 25'.
To permit an private space factor of 335 square feet in lieu of 500 square feet.
23. Lot 60: To permit a building to street centerline setback of 23' in lieu of 50'.
To permit a window to street right of way, property line setback of 8' in lieu of 25'.
To permit a building to street right of way, property line setback of 7' in lieu of 25'.
To permit an private space factor of 435 square feet in lieu of 500 square feet.
24. Lot 61: To permit a building to street centerline setback of 23' in lieu of 50'.
To permit a window to street right of way, property line setback of 8' in lieu of 25'.
To permit a building to street right of way, property line setback of 8' in lieu of 25'.
To permit an private space factor of 0 square feet in lieu of 500 square feet.
25. Lot 62: To permit a building to street centerline setback of 22' in lieu of 50'.
To permit a window to street right of way, property line setback of 6' in lieu of 25'.
To permit a building to street right of way, property line setback of 6' in lieu of 25'.
To permit an private space factor of 365 square feet in lieu of 500 square feet.

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26. Lot 63: To permit a building to street centerline setback of 22' in lieu of 50'.
To permit a window to street right of way, property line setback of 5' in lieu of 25'.
To permit a building to street right of way, property line setback of 5' in lieu of 25'.
To permit an private space factor of 0 square feet in lieu of 500 square feet.
27. Lot 64: To permit a building to street centerline setback of 21' in lieu of 50'.
To permit a window to street right of way, property line setback of 5' in lieu of 25'.
To permit a building to street right of way, property line setback of 5' in lieu of 25'.
To permit an private space factor of 0 square feet in lieu of 500 square feet.
28. Lot 65: To permit a building to street centerline setback of 21' in lieu of 50'.
To permit a window to street right of way, property line setback of 4' in lieu of 25'.
To permit a building to street right of way, property line setback of 4' in lieu of 25'.
To permit an private space factor of 0 square feet in lieu of 500 square feet.
29. Lot 66: To permit a building to street centerline setback of 20' in lieu of 50'.
To permit a window to street right of way, property line setback of 4' in lieu of 25'.
To permit a building to street right of way, property line setback of 4' in lieu of 25'.
To permit an private space factor of 0 square feet in lieu of 500 square feet.
30. Lot 67: To permit a building to street centerline setback of 20' in lieu of 50'.
To permit a window to street right of way, property line setback of 3' in lieu of 25'.
To permit a building to street right of way, property line setback of 3' in lieu of 25'.
To permit an private space factor of 445 square feet in lieu of 500 square feet.
31. Lots 49 thru 67: To permit a two-way aisle width for the perpendicular parking to be 16' in lieu of 22'.
To permit 29 parking spaces, or 1.5 parking spaces per unit in lieu of 38, or 2 parking spaces per unit.
32. Lots 40 thru 48: To permit a two-way aisle width for the perpendicular parking to be 20' in lieu of 25'.

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WHITMAN, REQUARDT and ASSOCIATES

April 7, 1992

ZONING DESCRIPTION

730, 732, 734, 736, 738 & 740 Pleasant Hill Road

BEGINNING on the east side of Oella Avenue 40 feet wide at a distance of 900 feet north of the centerline of Glen Avenue as measured along the east side of Oella Avenue and binding along said east side the two following courses and distances, (1) Northwesterly along a curve to the left having a radius of 245.00 feet, for a distance of 10.29 feet, being subtended by a chord bearing and distance of North 01°12'38" West, 10.29 feet; (2) Northeasterly along a curve to the right having a radius of 100.00 feet, for a distance of 155.31 feet, being subtended by a chord bearing and distance of North 42°04'47" East, 140.17 feet, thence leaving said east side of Oella Avenue and running for lines of division the six following courses and distances, (3) South 64°09'04" East, 29.04 feet; (4) South 25°50'56" West, 7.59 feet; (5) South 40°10'47" West, 19.92 feet; (6) South 48°31'00" East, 39.37 feet; (7) South 24°04'39" West, 147.20 feet; (8) North 42°07'28" West, 109.03 feet to the point of BEGINNING. Containing 0.3612 acres of land, more or less. Also known as 730, 732, 734, 736, 738 and 740 Pleasant Hill Road in the 1st Election District.



WHITMAN, REQUARDT and ASSOCIATES

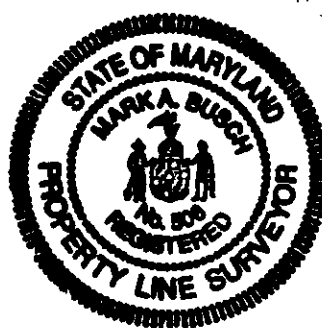
April 7, 1992

92-411-A

ZONING DESCRIPTION

759, 757, 755, 753, 751 & 749 Oella Avenue

BEGINNING on the east side of Oella Avenue, variable width, at a distance of 608 feet north of the centerline of Glen Avenue as measured along the east side of Oella Avenue and binding along said east side the three following courses and distances, (1) North 24°33'25" East, 76.13 feet; (2) North 48°35'39" East, 8.84 feet; (3) Northeasterly along a curve to the left having a radius of 735.00 feet, for a distance of 11.78 feet, being subtended by a chord bearing and distance of North 23°30'20" East, 11.78 feet, thence leaving said east side of Oella Avenue and running for lines of division the four following courses and distances, (4) South 71°39'06" East, 76.89 feet; (5) South 25°17'12" West, 104.66 feet; (6) North 62°59'14" West, 3.67 feet; (7) North 65°17'21" West, 74.82 feet to the point of BEGINNING. Containing 0.1805 acres of land, more or less. Also known as 759, 757, 755, 753, 751 and 749 Oella Avenue in the 1st Election District.



WHITMAN, REQUARDT and ASSOCIATES

April 7, 1992

ZONING DESCRIPTION

780, 778, 776, 774, 772, 770, 768, 766, 764, 762,
760, 758, 756, 754, 752, 750, 748, 746 & 744 Oella Avenue

BEGINNING on the west side of Oella Avenue, variable width, at a distance of 447 feet north of the centerline of Glen Avenue as measured along the west side of Oella Avenue and running for lines of division the ten following courses and distances, (1) South 58°44'14" West, 9.68 feet; (2) North 88°48'44" West, 24.91 feet; (3) Northwesterly along a curve to the right having a radius of 22.00 feet, for a distance of 32.93 feet, being subtended by a chord bearing and distance of North 45°55'52" West, 29.94 feet; (4) North 03°02'57" West, 88.41 feet; (5) North 86°57'03" East, 4.97 feet; (6) North 22°53'37" East, 174.29 feet; (7) North 08°01'54" East, 48.80 feet; (8) South 57°28'39" East, 19.11 feet; (9) South 72°05'10" East, 29.88 feet; (10) South 65°27'52" East, 18.01 feet to intersect the said west side of Oella Avenue, thence running and binding along said west side of Oella Avenue the five following courses and distances, (11) South 20°38'15" West, 16.20 feet; (12) Southwesterly along a curve to the right having a radius of 705.00 feet, for a distance of 72.94 feet, being subtended by a chord bearing and distance of South 23°36'05" West, 72.90 feet; (13) South 26°33'54" West, 38.14 feet; (14) Southwesterly along a curve to the left having a radius of 255.00 feet, for a distance of 108.90 feet, being subtended by a chord bearing and distance of South 14°19'49" West, 108.08 feet; (15) South 02°05'43" West, 66.05 feet to the point of BEGINNING. Containing 0.4077 acres of land, more or less. Also known as 780, 778, 776, 774, 772, 770, 768, 766, 764, 762, 760, 758, 756, 754, 752, 750, 748, 746 and 744 Oella Avenue in the 1st Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 1 Date of Posting: 5/30/92
Posted for: VAREANSE
Petitioner: H. Vareanse, Oella Ave. Port
Location of property: E.B. & W.S. Oella Ave. 447' Not Glen
Location of Sign: West to 780 Oella Ave
Remarks: [Signature]
Posted by: [Signature] Date of return: 5/30/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1992.

THE JEFFERSONIAN,

S. Zake Oelmer
Publisher

\$47.22

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 5/29/92 Account: R-001-6150
Number: HY200424
FEE: PUBLIC HEARING FEES \$650.00
FEE: POSTING SIGNS \$82.22
TOTAL: \$732.22
CASHIER VALIDATION
04A04R0033KICHRIC
BA 0003120PM06-09-92 \$650.00
Please Make Checks Payable To: Baltimore County

Baltimore Coun.
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 5/29/92 Account: R-001-6150
Number: 92-411
FEE: PUBLIC HEARING FEES \$650.00
FEE: POSTING SIGNS \$82.22
TOTAL: \$732.22
CASHIER VALIDATION
04A04R0175KICHRIC
BA 0312148PM06-09-92 \$82.22
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 5.27.92

Historic Oella Limited Partnership
c/o Struwer Bros. Eccles & House, Inc.
519 N. Charles Street
Baltimore, Maryland 21201

RE: CASE NUMBER: 92-411-A
S & W Side Oella Avenue, 647' N of Glen Avenue
3 distances to 3 sections with multiple lots - 447' is closest point
1st Election District - 1st Councilmanic
Petitioner(s): Historic Oella Limited Partnership

Dear Petitioner(s):

Please be advised that \$ 82.22 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

J. P. Machen, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-411-A
S & W Side Oella Avenue, 647' N of Glen Avenue
3 distances to 3 sections with multiple lots - 447' is closest point
1st Election District - 1st Councilmanic
Petitioner(s): Historic Oella Limited Partnership
HEARING: TUESDAY, JUNE 2, 1992 at 10:00 a.m.

Variance for Lots #34 through #38 (Oella Parcel A, Herring Hill), Lots #40 through #45 (Oella Parcel B, Long Brick Row) and Lots #49 through 67 (Oella Parcel C-1, Short Brick Row) as indicated in the file.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: Historic Oella Limited Partnership
Whitman, Segowitz and Associates
J. P. Machen, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 27, 1992

J. P. Machen, Esquire
Piper and Marbury
36 S. Charles Street, 13th Floor
Baltimore, MD 21201

RE: Item No. 424, Case No. 92-411-A
Petitioner: Historic Oella Ltd, et al
Petition for Zoning Variance

Dear Mr. Machen:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 9th day of April, 1992.

Arnold Jablon
DIRECTOR

Received By:
W. Carl Richard Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Historic Oella Limited Partnership, et al
Petitioner's Attorney: J.P. Machen

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director
Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: April 29, 1992

SUBJECT: Oella

INFORMATION:
Item Number: 424

Petitioner: Historic Oella Limited Partnership
c/o Struwer Bros.

Property Size: _____
Zoning: DR 3.5
Requested Action: Variances
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting variances to allow smaller setbacks which will enable the Historic Oella Limited Partnership to continue restoration and preservation of existing mill houses.

The Office of Planning and Zoning supports this effort to preserve these historic homes and we recommend that the request be APPROVED.

Prepared by: _____
Division Chief: _____
rdn

424, ZAC/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

APRIL 21, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: HISTORIC OELLA LIMITED PARTNERSHIP
Location: E&W OELLA AVENUE
Item No.: *424(JLL) Zoning Agenda: APRIL 20, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Carl J. Pfeiffer Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
APR 22 1992
ZONING OFFICE

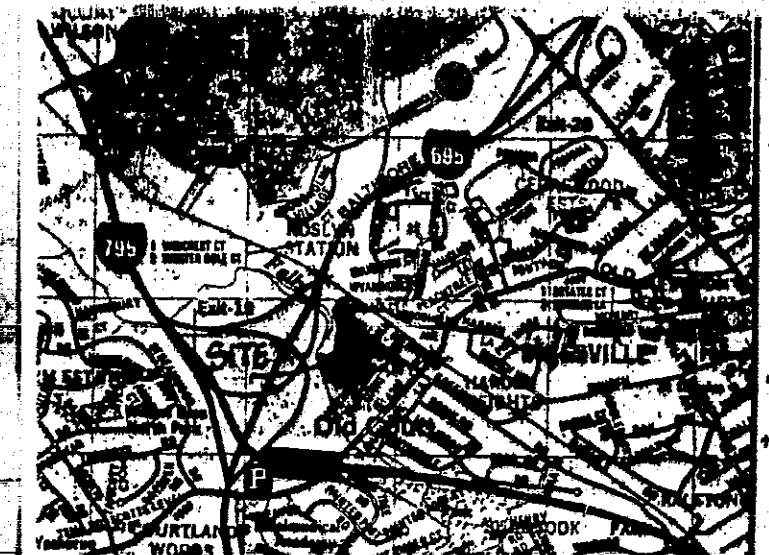
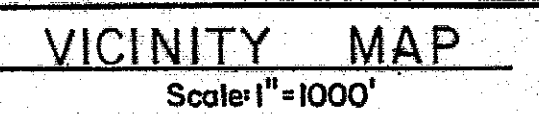
Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: WPK Date: 5/4/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
8100 Stevenson Road (Chizuk Amuno Congregation)	427	✓	4-20-92
STP RP		No Comments	
7446 Berkshire Road	428	✓	
DEPRM RP (AT EIRD)		No Comments	
Oella Parcel A, Lots 34-38; Parcel B, Lots 40-45; Parcel C-1, Lots 49-67	424	✓	
Oella CRG STP RP		No Comments	
9928 York Road (Taco Bell)	423	✓	
VIII-609 (92126Z)		No Comments	
DEPRM RP (AT EIRD)		No Comments	
COUNT 8			
2212 Maple Road			
DED DEPRM RP STP TE	425	✓	4-27-92
Magsamen Property (W/S Notchcliff Road)		No Comments	
DED DEPRM RP STP TE	430	✓	
3838 North Point Boulevard		No Comments	
DED DEPRM RP STP TE	431	✓	
14311 Old Hanover Road		No Comments	
DED DEPRM RP STP TE	433	✓	
1243 Lanover Road		No Comments	
DED DEPRM RP STP TE	434	✓	
1313-1315 York Road		No Comments	
DED DEPRM RP STP TE	438	✓	
8 Kelbark Court		No Comments	
DED DEPRM RP STP TE	439	✓	
1500 Glencoe Road - Oldfields School, Inc.		No Comments	
CR-92-399-XA			

Struwer Bros.
Eccles & House, Inc.
519 North Charles Street
Baltimore, Maryland 21201
201-339-3399
FAX 201-676-8971

RECEIVED
MAY 26 1992
ZONING OFFICE

DATE: 5/13/92
TO: Mr. Stenora
COMPANY: Office of Zoning Admin. & Development Mgmt.
ADDRESS: _____
FAX NO: 887-5700
TIME SENT: _____ TIME RECEIVED: _____
FROM: Arnold Jablon
COPY TO: _____
SUBJECT: _____
NO. OF PAGES (including cover): 2
MESSAGE: _____
Please call immediately if you do not receive all pages.
Rtn/submitt
Challenging Response
Or Specifi



Ref No 1

SCALE: 1" = 20' DATE: APRIL 7, 1992
DISTRICT 1, ZONED D.R. 3.5

WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218